

MAY 03 2014

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### CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov).

To expedite the review of your application, please be sure to address each of the following items.

#### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Grace Taylor

Applicant: Lynn Taylor & Ellen Bingham E-mail: ellenbingham@msn.com

Phone: 208) 522-4819 Mailing Address: 1011 Bear Ave

City: Idaho Falls, State: ID Zip Code: 83402

Engineering Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location and Zoning District:

Address: \_\_\_\_\_ Parcel Number: RPOL0N45E341254

Section: 34 Township: 6N Range: 45E Total Acreage: 19.975

Zoning District: \_\_\_\_\_ Requested Land Use: Camp Ground.

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

Applicant Signature: Ellen Bingham Date: 5/3/2014

Lynn C Taylor *Fees are non-refundable.*  
5-5-2014

\$ 1,260 paid

700  
28x20 5200 700  
5200  
1260

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Lynn Taylor to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

Owner Signature: Grace Taylor Date: 5 May 2014

### SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. Twelve (12) copies of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Twelve (12) copies of a site plan drawn to scale.
6. Narrative explaining the following:
  - o Location is compatible to other uses in the general neighborhood.
  - o Use will not place undue burden on existing public services and facilities in the vicinity.
  - o Site is large enough to accommodate that proposed use and other features of this ordinance.
  - o Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan

### SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a conditional use permit, conditions may be attached to a conditional use permit including, but not limited to, those:
  - o Minimizing adverse impact on other development;
  - o Controlling the sequence and timing of development;
  - o Controlling the duration of development;
  - o Assuring that development is maintained properly;
  - o Designating the exact location and nature of development;
  - o Requiring the provision for on-site or off-site public facilities or services;
  - o Requiring more restrictive standards than those generally required in this Title;
  - o Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
  - o Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
  - o A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
  - o A professionally prepared landscaping plan;
  - o Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
  - o Professionally prepared final construction drawings.

**SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE**

Notification is required for both hearings in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the newspaper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

**SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION VI: PLANNING AND ZONING COMMISSION ACTION**

**SECTION VII: BOARD OF COUNTY COMMISSIONERS ACTION**

## Narrative for Primitive Campground

1. Location is compatible to other uses in the general neighborhood.

From general research of the area, there is one organized campground between Tetonia and Driggs, Idaho. This proposed campground is located on Highway 33 approximately 1/2 mile from Hatches Corner. There are no close neighbors within 400 to 600 feet from entrance. The immediate area is grazing farmland so there will be no disturbance to neighbors. A creek runs through property making for a green quiet area. The campers will have foot, 4-wheeler or horse traffic only to campsites which will keep the area low impact.

2. Use will not placed undue burden on existing public services and facilities in the vicinity.

Plans are being made to put in a parking lot, power, a well and bathroom/porta potties. These services will be contained on property so as to not impact public services and facilities.

3. Site is large enough to accommodate that proposed use and other features of this ordinance.

Six acres of land in Grace Taylor's name (our mother) will be in use for camping and location of a Care Taker's residence. There is also 13 acres across the creek that is available for use.

4. Proposed use is in compliance and supports the goals, policies, and objectives of the Comprehensive Plan.

### Phase One

In the near future, a 5th wheel trailer will be a place of residence for the care taker. Twenty simple camp sites will be designated, porta pottys will be brought in and fresh

water will be provided for campers. A fence will be put up on property line. The first phase of different camping will be added 1 sheep camp, a yurt, 1 Indian lodge and 2 cabins.

The cake taker will need a workshop which will be built per building permit allowances. A chicken coop and pig pen will also be added.

Earle Giles at the Teton County Fire Department was contacted. Fire pits dug into the ground with covers or screens will satisfy fire regulation along with shovel and a bucket of water of other source of water. Earle suggests a pond for water storage in prep for emergencies.

Michael Dronen at Eastern Idaho Public Health District says that porta pottys are in compliance with rules and regulations. When other facilities are added a permit and plans will be made.

As money and time allows the following improvements will be achieved.

## Phase Two

A well in compliance with a public water system will be drilled. A drilling permit will be worked out with Kerry Mathews of Idaho Department of Water Resources. Kerry will also be the contact about the pond and water rights. When the well is in, a pressurized water system to areas around the campsite will be placed. A permit will be sought when a bathroom facility is needed.

A power line will be brought onto the property by Fall River Power.

A residence for the care taker will be built according to building permit. A Swiss Barn will also be put in. At this time we would like to add 5 cabins, 2 group sites, 5 Indian lodges, 2 yurts, and 2 sheep camp wagons. A one way trail will be established for foot, horse or 4-wheeler traffic.

### Phase Three

In this phase, more development for primitive camping will be developed. The last phase will include 12 cabins, 5 Indian lodges, and 2 sheep camps wagons. A full campground would consist of 200- 250 people, which will be maybe 10 days during the summer months.

1934

12 FT

at 100 FT

15 at 100 FT 1912

power pole

parking lot

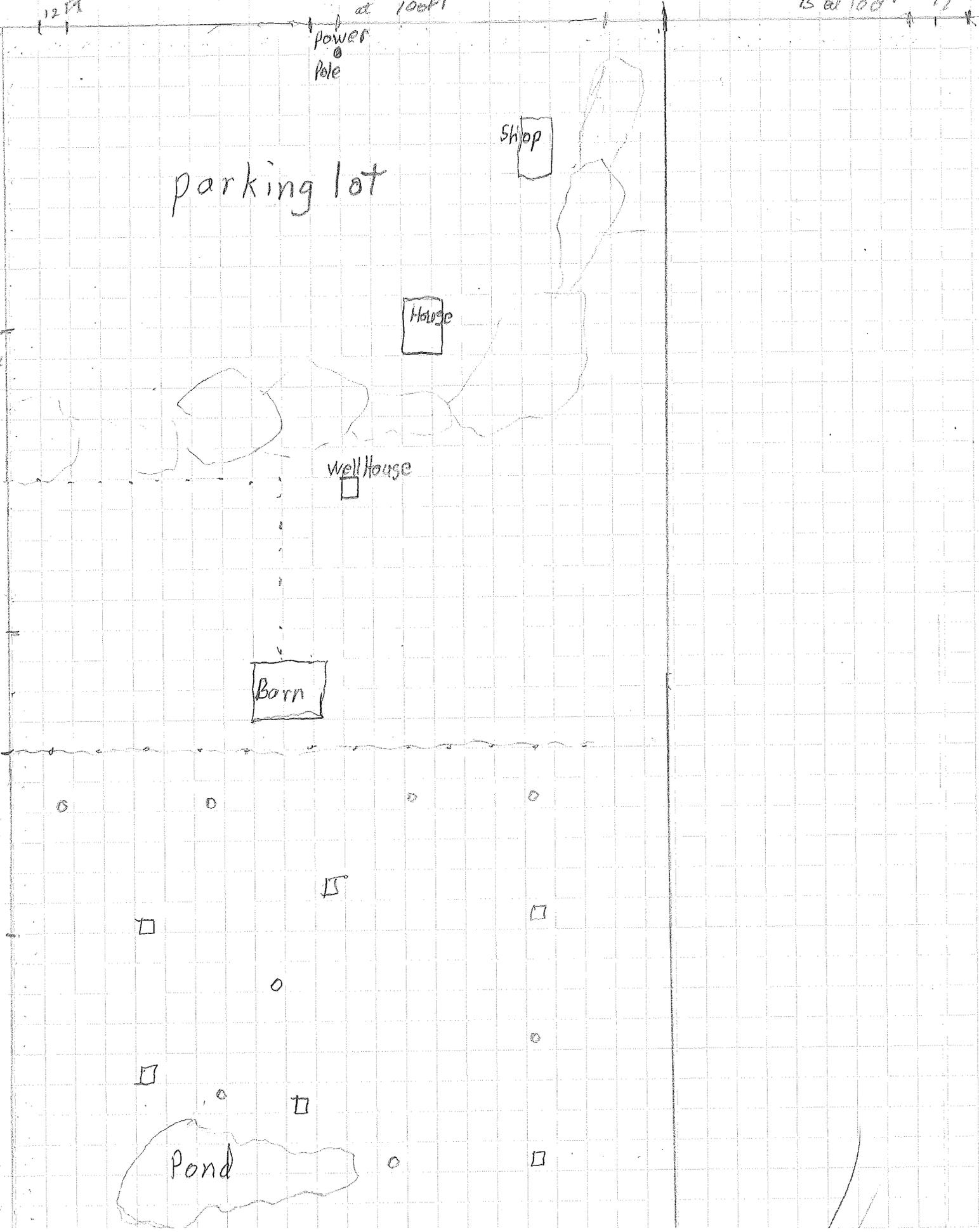
Shop

House

well house

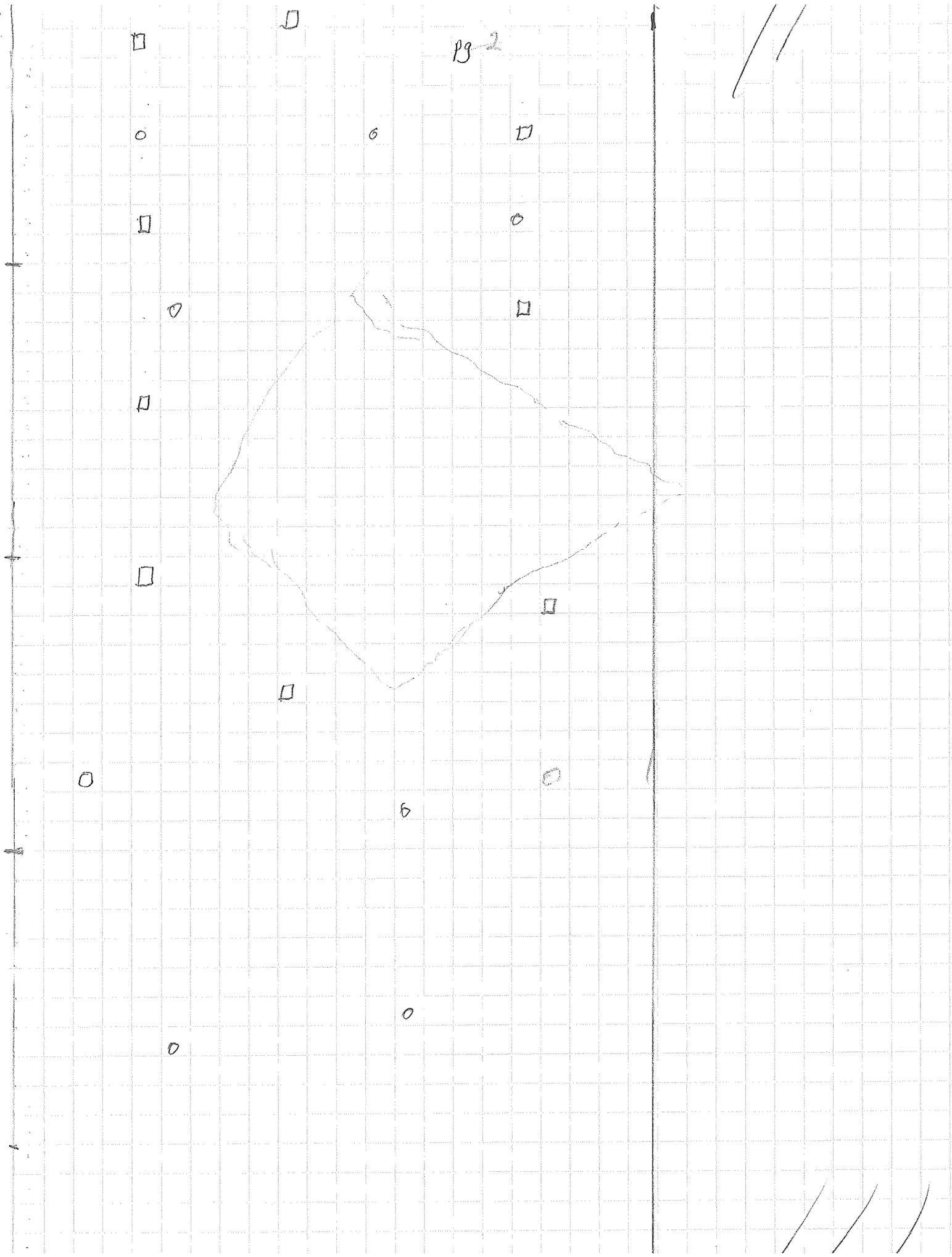
Barn

Pond



pg 2

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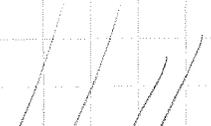


○  
 ○ Indian ○  
 Lodge Village  
 ○ ○  
 group

○

○

group  
 ○ ○  
 Indian  
 ○ Lodge ○  
 ○ Village

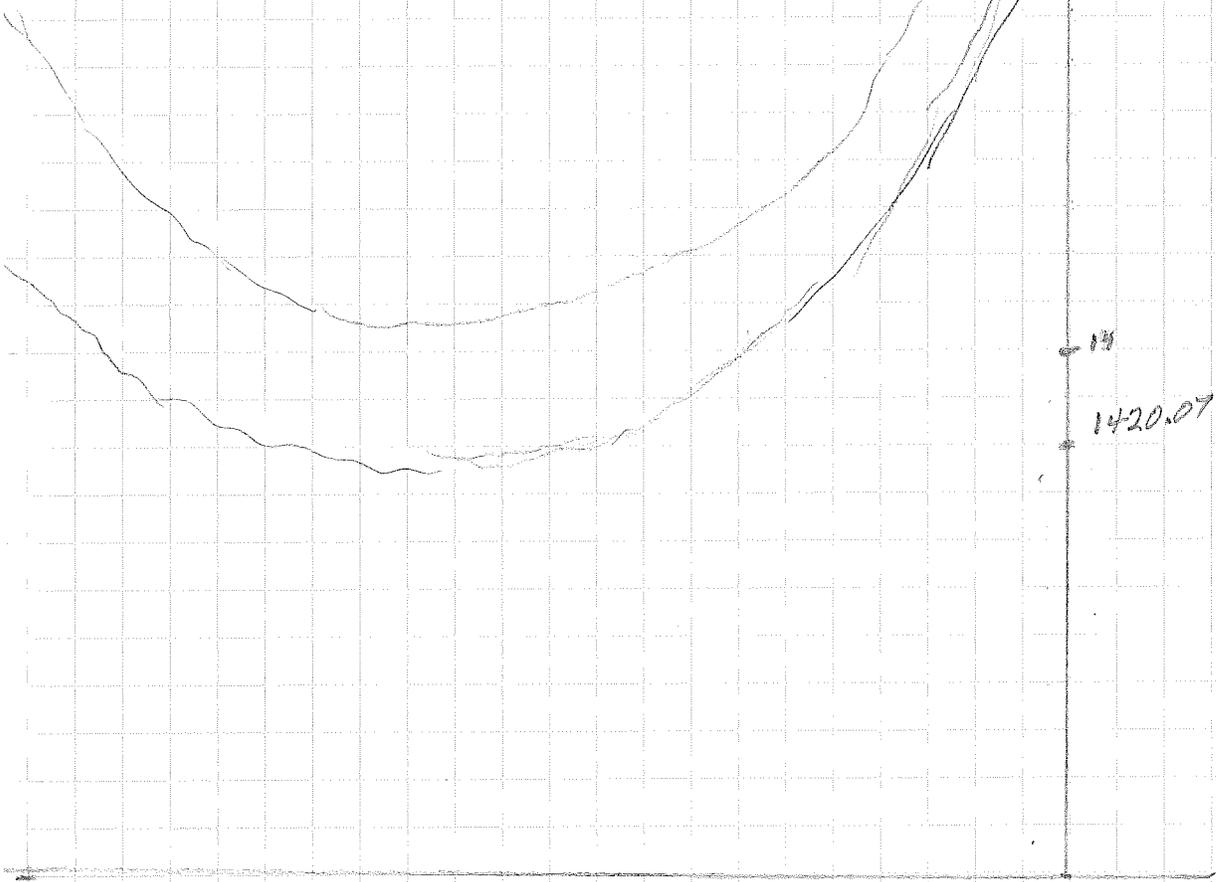


19.5

19.4

13

///



13

1420.07



Teton County Planning  
150 Courthouse Drive, Room 107  
Driggs, Idaho 83422  
Phone: 208.354.2593  
Fax: 208.354.8778

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**FROM:** Planning Administrator, Jason Boal  
**TO:** Lynn Taylor & Ellen Bingham  
**RE:** Taylor Family Campground DRC meeting Notes  
**DATE:** June 17, 2014

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Lynn & Ellen, Lynn & Ellen, The purpose of this letter is to summarize the meeting we had earlier today. As we discussed in that meeting we would like to have these changes back to us as soon as possible, and by the 23<sup>rd</sup> at the latest.

General Comments about the application -Jason Boal 208-354-2593 ext.204:

- P&Z Commission would like to see the whole site plan on one page.
- P&Z Commission would like to better understand the current vegetation of the site.
- We will focus on the approval for Phase 1, and concept approval for Phase 2 & 3.
  - Clearly describe the activities/improvements for Phase 1 in your narrative.
- Phase 1 will be limited to 25 people onsite maximum due to the DEQ requirements for temporary restrooms.
- There will not be any structures constructed under Phase 1.
- If you plan on constructing a sign we will need to see plans for that

Access-County Engineer- Jay Mazalewski, PE 208-354-0245

- We will need verification of ITD approval of the access (or the application if that is all you have at this time).
- There needs to be an access/maintenance road in the vicinity of the campsites that meets the Teton County Road/Driveway standards for emergency vehicles.
- The parking area needs to be clearly shown and dimensioned to show adequate parking.

Fire- Teton County Fire District- Earl Giles (208) 354-2760

- We need to better understand what Teton County Fire District will require for fire protection (water).

Sharon Woolstenhulme(woolstenhulme) (aweng@ida.net) - Mon, 06/23/14 11:48:49 -0500

TETON COUNTY  
PLANNING & ZONING

JUN 23 2014

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**From:** Ellen Bingham <ellenbingham@msn.com>  
**To:** "Sharon Woolstenhulme(woolstenhulme)" <aweng@ida.net>  
**Subject:** RE: Taylor Family Campground DRC notes  
**Date:** Mon 06/23/14 02:21 AM

Arnold and Sharon. I sent a narrative to Jason via email. I let them know that you were going to submit site plan etc. Thanks for your help. All looks good and we look forward to working more with you. Ellen Bingham  
 PS I am sending a copy to you of what I sent to Jason at Planning and Zoning.

## Taylor Campground

Jason Boal - This narrative is being created to address questions not yet answered by our current proposal.

- A site plan has been created by AW Engineering using our map and information. You will receive a copy of this from them.
- Site plan by AW Engineering also has an aerial photo of area. The Aspens and Hawthorn trees in the area will be preserved. No clearing will be done except for what is needed for a road. Trees will be pruned to help promote natural growth.
- Phase 1 will include building a road into the site as requested.

Ten campsites will be established with fire pits. Campers who stay more than 2-3 days will be required to move tent to minimize killing grasses. Each site will have a number of areas to set a tent because no pad will be developed leaving the area primitive and relative trace free.

Porte-potties will be established within the campground for easy access of campers. The number of campers will be 25 for now but we will have 4 Porte-potties for their needs. The porte-potties will be served by a company to take ruff age to dumping area.

Bottled water will be made available for camper's convenience.

Garbage cans will be put in each campsite with a main garbage can in parking lot.

- In Phase 1 there will be a limit of 25 people.
- We request being able to build a building up by the parking lot. A building for an office is critical for us to be able to run a business in Phase 1. We would like to build our shop which will be used as an office and a place to work on picnic tables and other improvements. This building will be engineered and be built per permit.
- Lynn will email example and dimensions of sign.

Access county engineer - Jay

- Application for access into the property is being reviewed by ITD. Ellen will fax you a copy of application on Tues Jun 24<sup>th</sup>. She will not have access to a fax until that time.
- AW Engineering will submit plans for road and parking lot.

Fire Department – Earl Giles

- A road into the campsites is being engineered. We will have shovels and buckets full of water at all campsites to minimize fire hazards. We are waiting to hear if there are more requirements expected to meet fire code.

---

Date: Thu, 19 Jun 2014 15:23:59 -0700  
From: aweng@ida.net  
To: ellenbingham@msn.com  
Subject: Re: FW: Taylor Family Campground DRC notes

Attached is a pdf file of AW Drawing for camp area Phase , Master plan because includes buildings.  
Arnold W.

--- ellenbingham@msn.com wrote:

From: Ellen Bingham <ellenbingham@msn.com>  
To: "aweng@ida.net" <aweng@ida.net>  
Subject: FW: Taylor Family Campground DRC notes  
Date: Thu, 19 Jun 2014 15:02:16 -0600

Thanks Arnold. There is an attachment to this email. Let me know if you don't get it.  
Ellen Bingham

---

From: jboal@co.teton.id.us  
To: ellenbingham@msn.com  
CC: krader@co.teton.id.us  
Subject: Taylor Family Campground DRC notes  
Date: Wed, 18 Jun 2014 18:33:00 +0000

Here are the comments from the meeting yesterday.

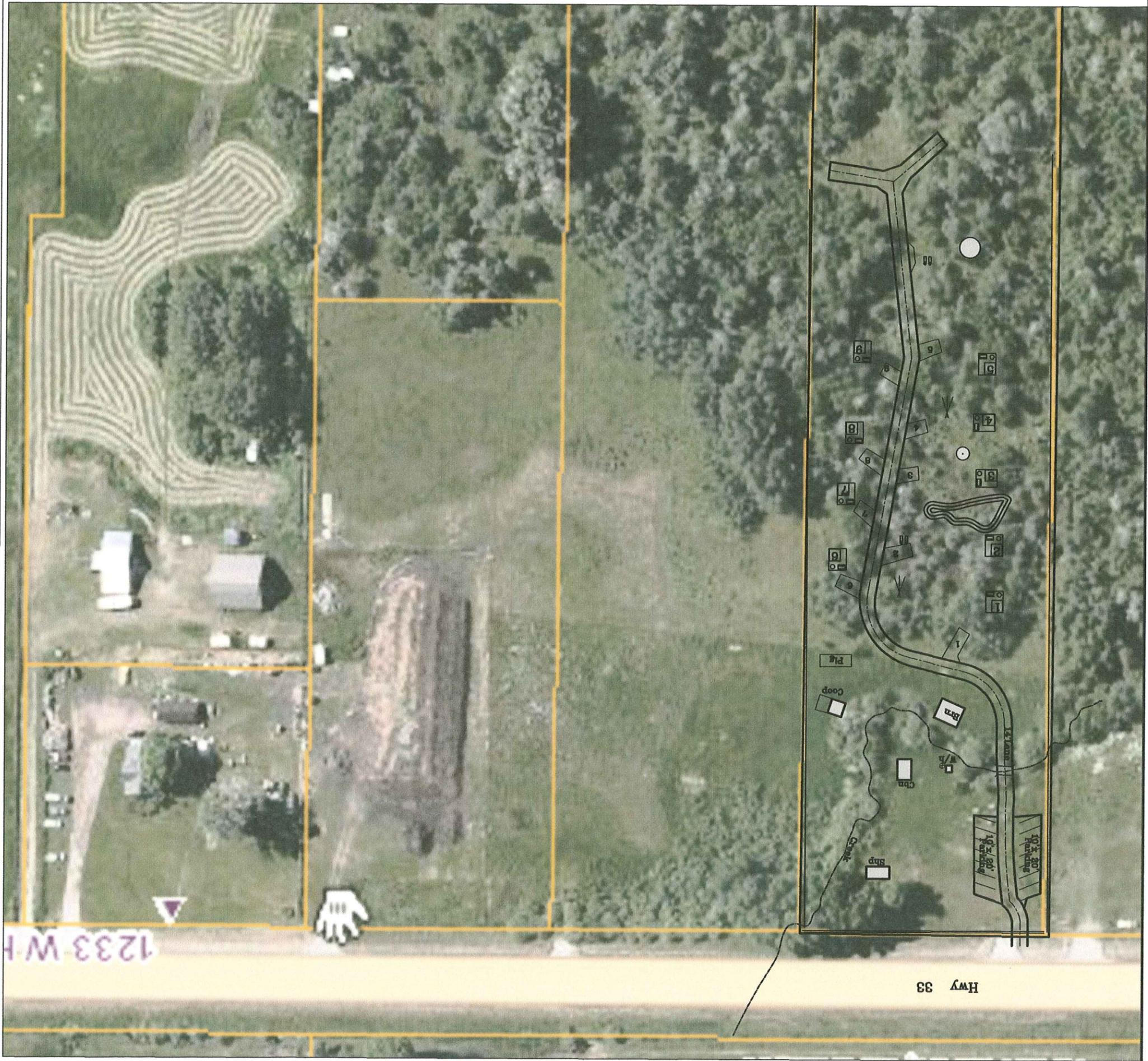
Look forward to hearing from you.

*Jason Boal - AICP*

Planning Administrator  
Teton County, Idaho  
150 Courthouse Drive #107 Driggs, ID 83422  
208-354-2593 x204



**Sharon Woolstenhulme(woolstenhulme) (aweng@ida.net) - Mon, 06/23/14 11:18:49 -0500**



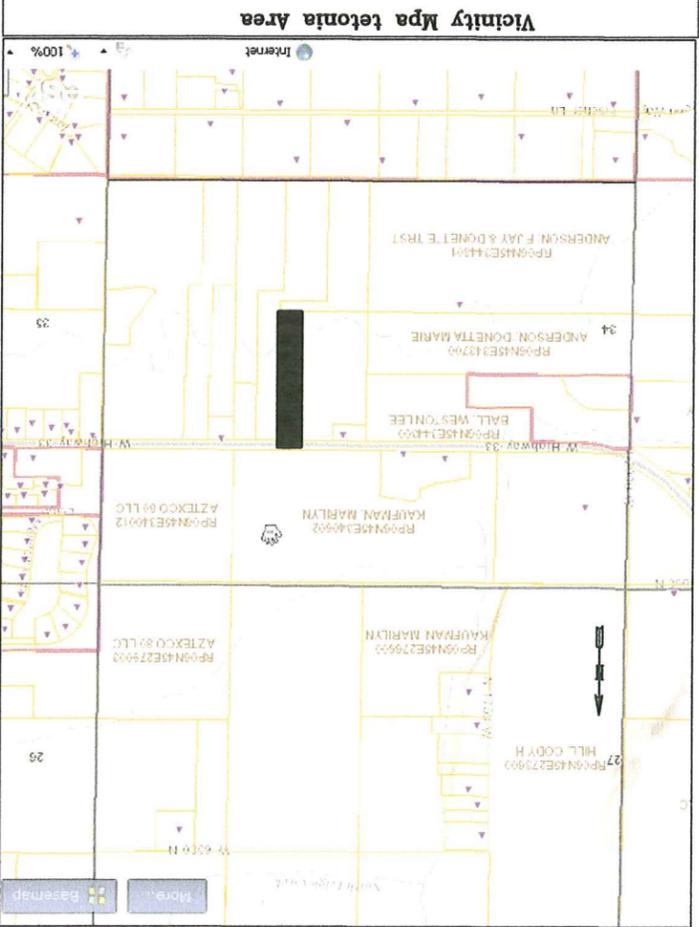
**Taylor Campground**  
 Parcel 1, Plat C Fullmer  
 Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., B.M. Teton Co., Id.

Client  
 Lynn Taylor  
 AW ENGINEERING  
 P.O. BOX 139  
 VICTOR, IDAHO 83455  
 (208) 787-2952

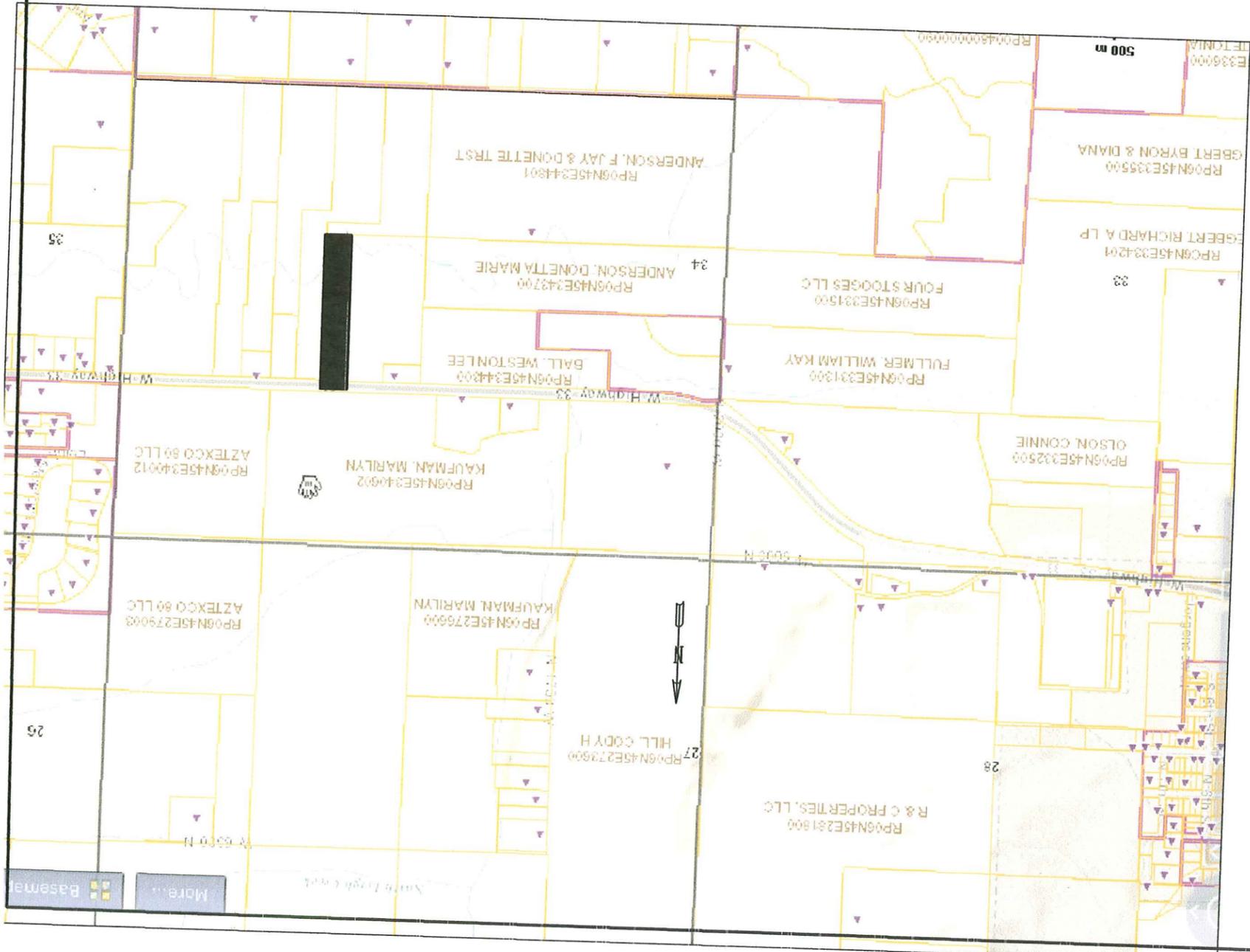
Scale 1" = 60 ft  
 Drw gww 6/17/14  
 Project 2014-067/sit plan  
 SURVEYED AW Eng cc 6/22/14

**Legend**

	Camp Unit #
	Camp Area 15' x 18'
	Indian Lodge 16' diam
	Entrance Sign 4'x8'
	Vault Toilet
	8" Well
	Yurt 14' or 21' diam
	Bridge 14' x 8'
	Building as noted
	Coop-Chicken Coop
	Shp - Shop
	W/h - Well House
	Cbn - Cabin
	Fenced Area
	Pig - Pig Pen
	Coop - Chicken Pen
	Property Line
	Road Edge
	Centerline 14' Lane
	Branch of Leigh Creek



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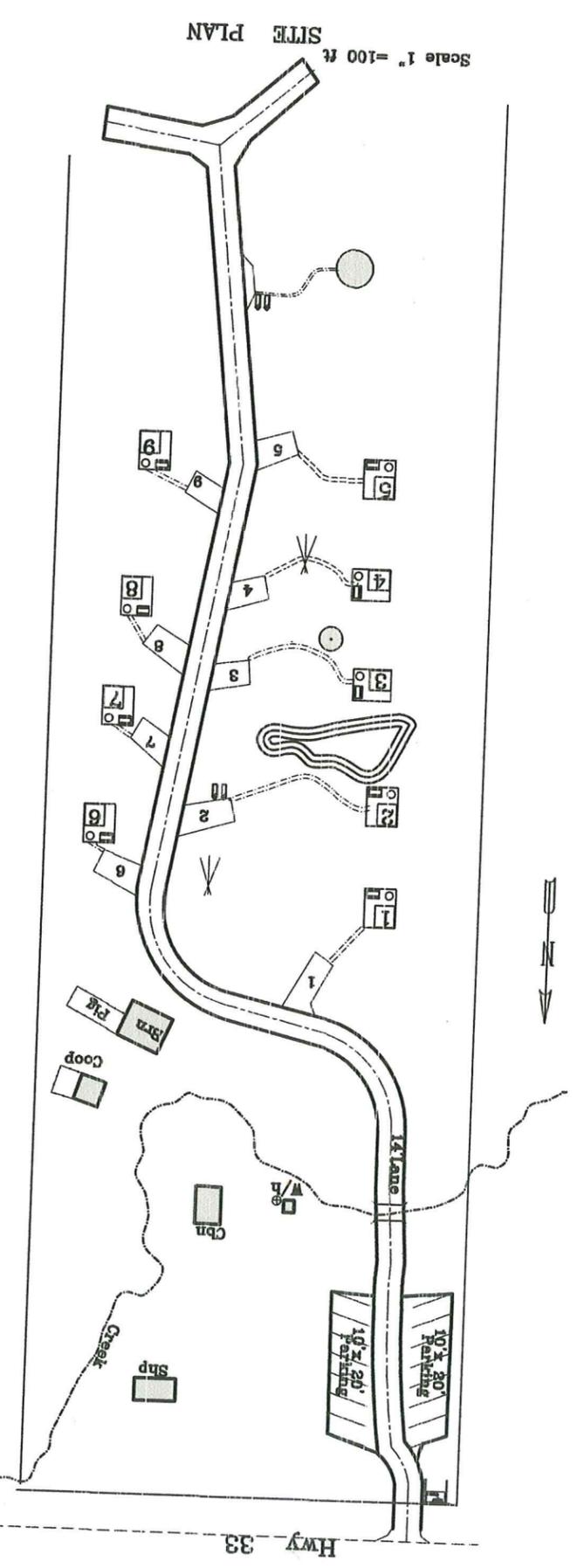
TETON COUNTY  
PLANNING & ZONING  
JUN 23 2014  
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Parcel 1, Plat C Fullmer Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., B.M. Teton Co., Id.		Client Lynn Taylor
Scale 1" = 60 ft		
Drw gww 6/17/14		
SURVEYED AW Eng CC 6/22/14		
Proj 2014 - 067/sit plan		
AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952		

# Taylor Campground

**Legend**

- Camp Unit #
- Camp Area 15' x 18'
- Indian Lodge 16' diam
- Entrance Sign 4'x6'
- Vault Toilet
- 8" Well
- Well 14' or 21' diam
- Bridge 14' x 8'
- roll road ties
- Building as noted
- Coop - Chicken Coop
- Shp - Shop
- Bm - Barn
- W/h - Well House
- Fenced Area
- Pig - Pig Pen
- Coop - Chicken Pen
- Property Line
- Road Edge
- Centerline 14' Lane
- Branch of Leigh Creek



**PRIVATE ROAD CONSTRUCTION**  
 Sec 30, T 6 N., Rng 45 E, Teton Co. Id.

**RECEIVED**  
 JUN 23 2014  
 TETON COUNTY  
 PLANNING & ZONING

PAGE	DESCRIPTION
1	1- TITLE & QUANTITY PAGE
2	2- PLAN & PROFILE PAGE
3	3- TYPICAL SECTION PAGE

**ROAD INDEX**

QUANTITY / UNIT	CONSTRUCTION QUANTITIES
900 LF	1- SUB EXC REMOVE & PLACE AT FILLS +/-5"
350 CU YDS	2- 8" OF PIT RUN MATERIAL IN PLACE WHEEL ROLL
80 CU YDS	3- 2" PIT REJECT OR GRUSHED GRAVEL
1 EA	4- 1 SMALL BRIDGE 14" WIDE BY 8" LONG RR TIES

**CONSTRUCTION NOTES**

- 1- THE ROAD HAS TO BE CONSTRUCTED TO TETON COUNTY ROAD STANDARDS AS A PRIVATE LANE.
- 2- REQUIRED OR NEEDED STAKING FOR PROJECT AND INSPECTION BY ENGINEER.
- 3- ENGINEER WILL DO INSPECTIONS AS WORK IS COMPLETED.
- 4- QUANTITIES ARE ESTIMATE FROM PLAN DATA. QUANTITY CHANGES WILL BE AGREED TO BY THE CONTRACTOR, ENGINEER AND OWNER.
- 5- COUNTY ROAD SPECIFICATIONS WILL BE AS PRIMARY SPECIFICATIONS. STATE SPECS WILL BE SECONDARY SPECIFICATION ON ITEMS NOT COVERED IN COUNTY SPECS.
- 6- QUANTITIES SHOWN ARE MEASURED FOR IN PLACE AND COMPACTED TO 95% AASHTO. THIS WILL BE 3 PASSES WITH A VIBRATOR COMPACTOR FOR PIT RUN GRAVEL.
- 7- THE DRIVING SURFACE WILL HAVE A 2% OUT-SLOPE OF FINISHED SURFACE.
- 8- 30 MIN CULVERT WILL BE USED FOR CREEP CROSSING OR SMALL BRIDGE.
- 9- ROADWAY TO BE BUILT TO SUPPORT FIRE TRUCKS.

VICINITY MAP Alta Area



REVISIONS  
 draw by aww  
 check by sw  
 Proj 14-65

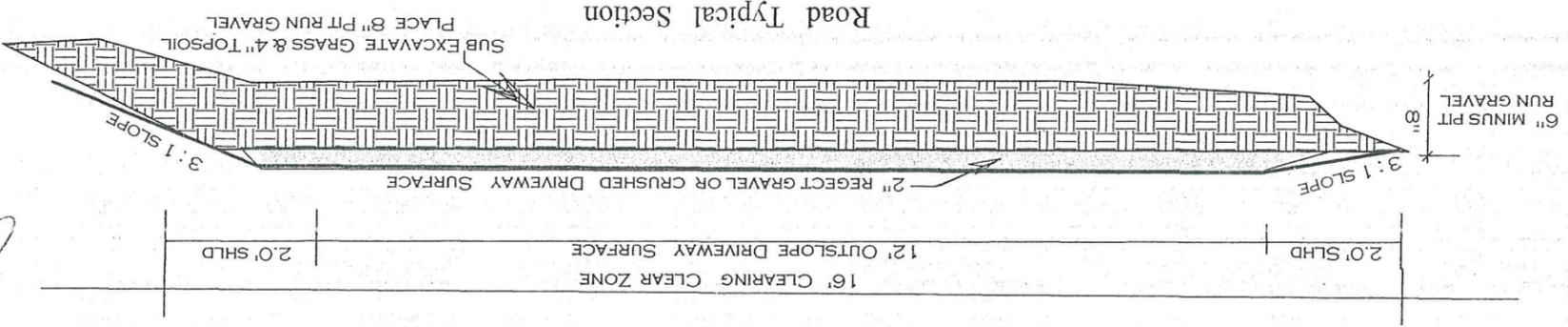
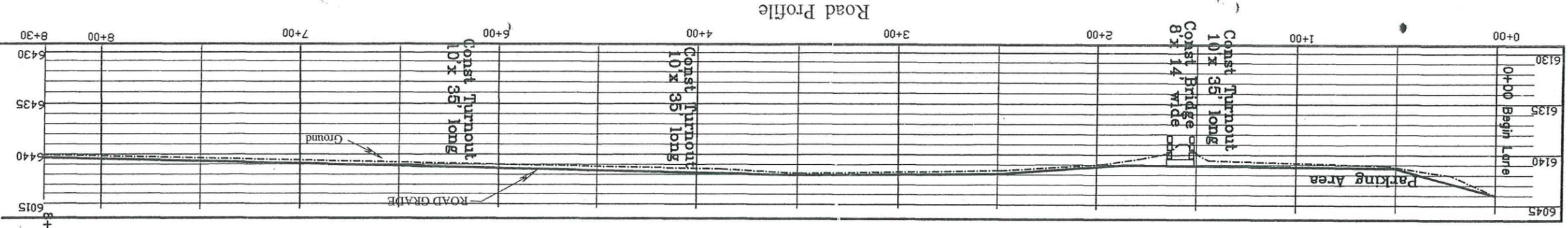
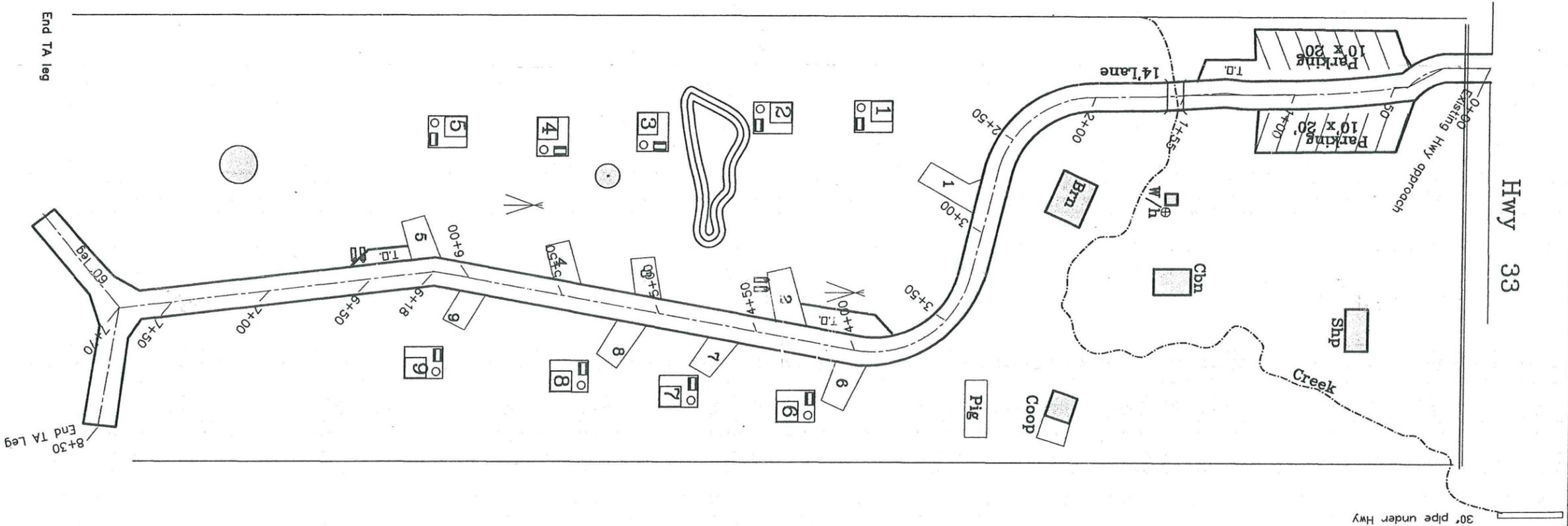
**Road Plan**  
**Taylor's Campground**  
 Sec 34, T 6 N., R 45 E, Teton Co., Id

**AW** ENGINEERING  
 355 SOUTH MAIN, F.O. BOX 139  
 TETON, IDAHO 83455  
 (208) 787-2952  
 aweng@tda.net

Rd-1

Scale 1"=60'

date: 6-17-14



**Legend**

- 12' LANE
- 12' LANE ROAD GRADE
- GROUND Approx elev
- PROPOSED PARKING AREA
- PROPOSED WELL SITE
- PROPOSED BUILDING SITE
- Cbn
- Proposed Camp Site

REVISIONS

draw by aww  
check by sw  
Proj 14-65

Scale 1"=60'  
date: 6-17-14

**Rd-2**  
Pg 2 of 3

# Road Plan

## Taylor's Campground

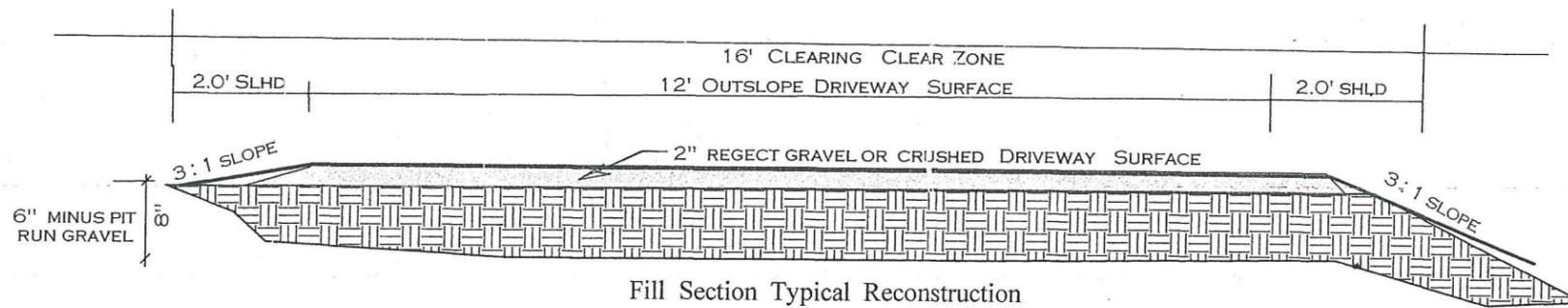
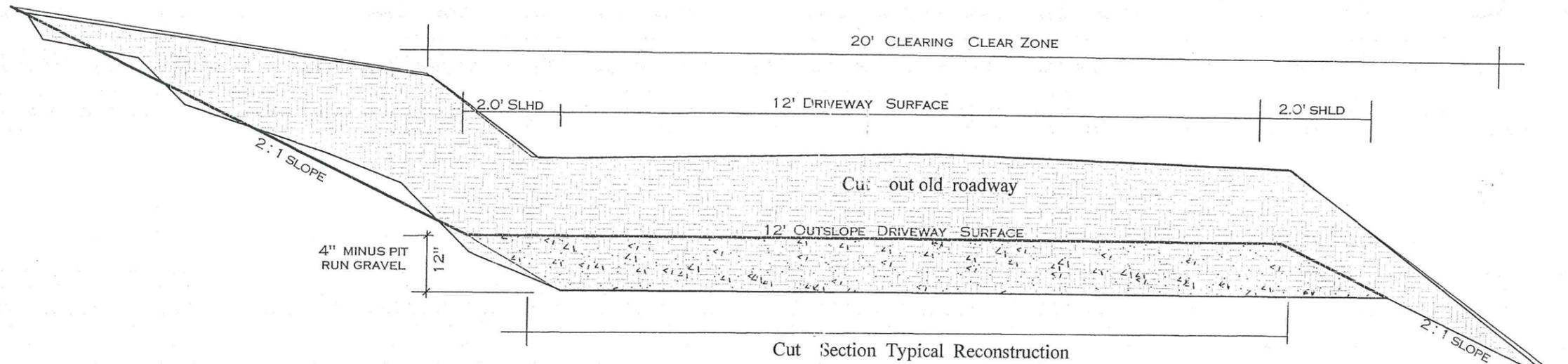
2500 W Teton Co., Id

**AW** ENGINEERING

255 SOUTH MAIN P.O. BOX 139  
TETON, IDAHO 83459  
(208) 787-2952 aweng@ida.net

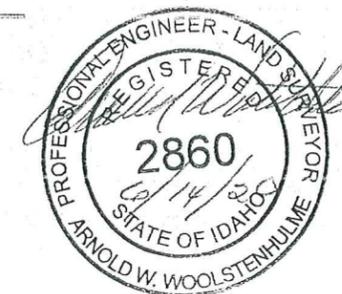
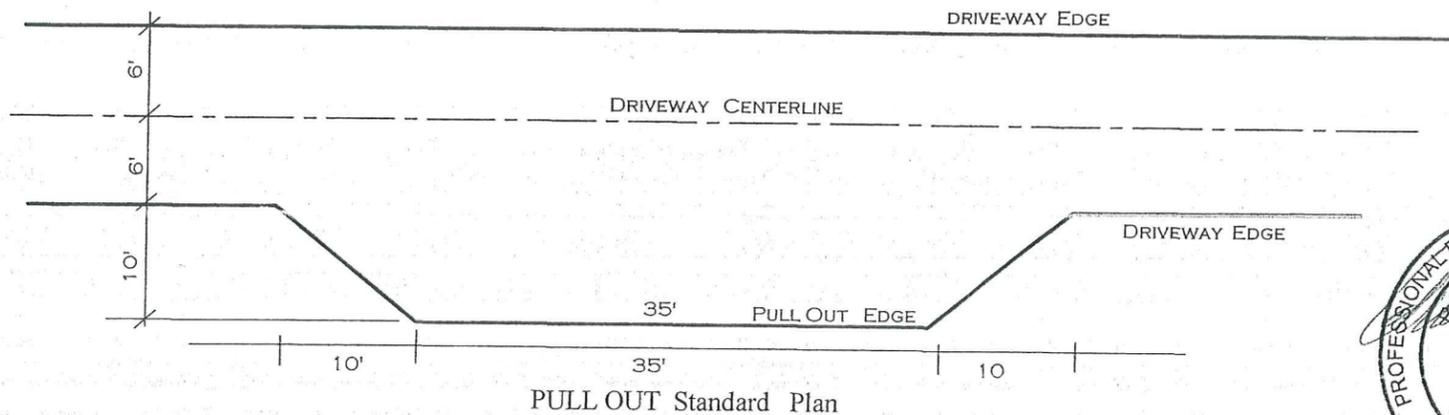
Hwy 33

30' pipe under Hwy



**CONSTRUCTION NOTES**

- 1- THE DRIVING SURFACE WILL HAVE 2% OUTSLOPE GRADE.
- 2- 18" MIN DIAM CULVERTS WILL BE INSTALLED IN SWALES WITH WATER RUNOFF EVIDENCE & AT COUNTY ROAD APPROACHES. (WHEN REQUIRED)
- 3- CULVERTS LARGER THAN 18" WILL BE SIZED ACCORDING STORM WATER CALCULATIONS.
- 4- ALL FILL WILL BE COMPACTED IN 12" OR LESS LAYERS TO 95% AASHTO T-99 STANDARD.
- 5- CUT & FILL SLOPES TO BE AT 2:1 UNLESS OTHERWISE SHOWN OR STAKED ON THE GROUND BY THE ENGINEER.



**AW**  
ENGINEERING  
255 SOUTH MAIN, P.O. BOX 139  
TETON, IDAHO 83455  
(208) 787-2952 aweng@ida.net

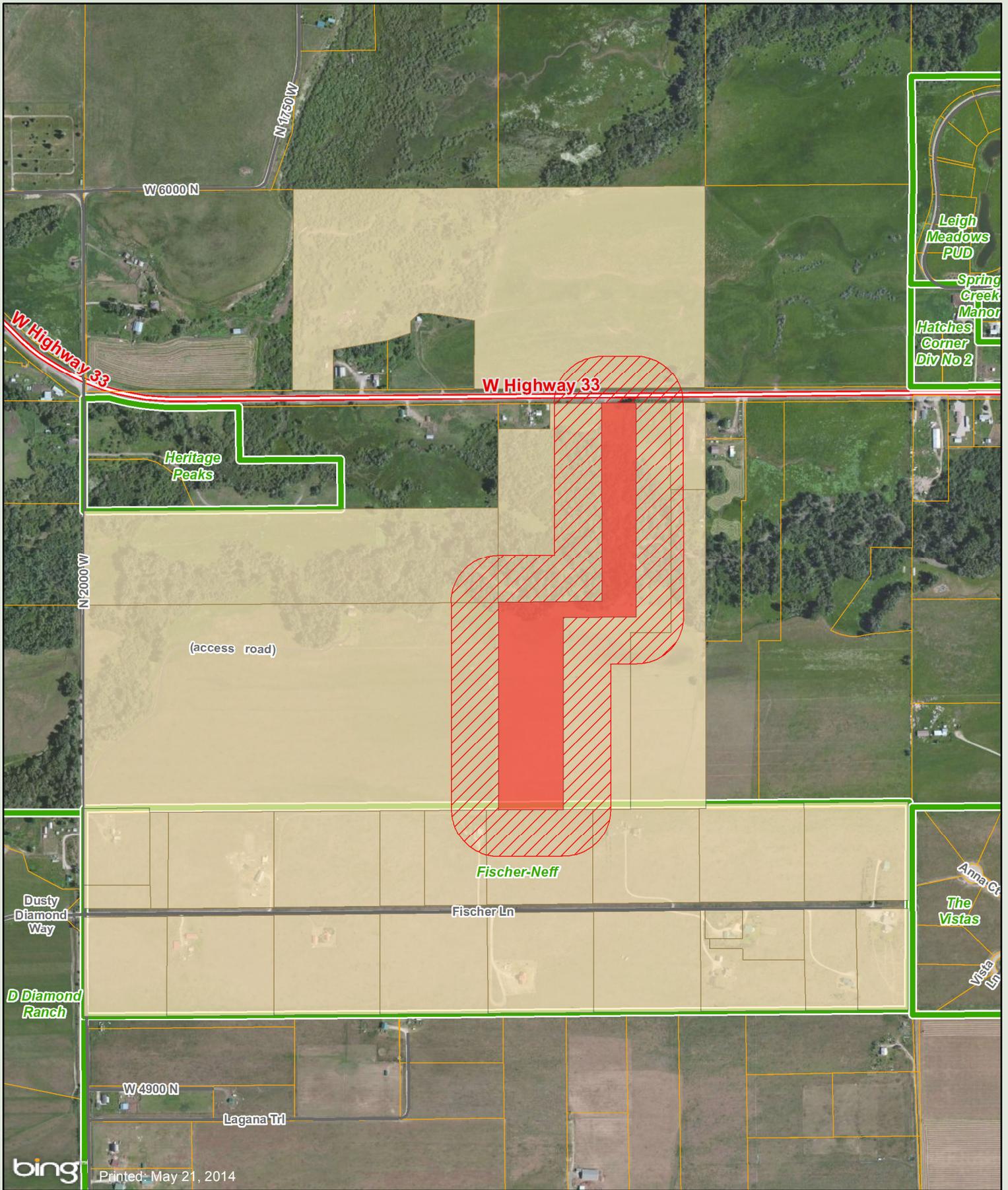
**Road Plan**  
**Taylor's Campground**  
2500 W Teton Co., Id

draw by aww  
check by sw  
Proj 14-65

REVISIONS

Scale 1"=60'  
date: 6-17-14

**Rd -3**  
Pg 3 of 3



**Legend**

- Subject Parcel
- 300-ft Buffer
- Notification Area
- Subdivision
- Parcels

## TAYLOR FAMILY CAMPGROUND CUP

